



21 SHEEPCROFT CLOSE, REDDITCH, B97 5RZ
OFFERS OVER £225,000

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A WELL PRESENTED TERRACED HOME IN THE VERY POPULAR DISTRICT OF WEBHEATH.

This well presented & well maintained mid-terrace home is set in the much requested district of Webheath, Redditch. The impressive property offers; living room, dining room, beautiful fitted kitchen, on the first floor are TWO bedrooms PLUS an additional versatile room which could be a dressing room/nursery or home office, bathroom & WC. There are gardens to the front and rear. At one end of the terrace of houses is a shared parking bay. On offer with no chain.

EPC - D.

Approach

At one end of the terrace of house is a shared parking bay. There is a rear gate access via the rear garden, and pathway at the front leads up to main entrance via;

Entrance Porch

Leads open plan into the entrance hall;

Hall

With stairs off to the first floor, door to storage cupboard beneath and leads off to;

Living Room

13'1" max x 10'7" max (4.00m max x 3.23m max)

Kitchen

10'4" max x 9'7" max (3.17m max x 2.93m max)

With integrated oven, hob and extractor, space and plumbing for a washing machine, the same for a dishwasher, and space for a fridge/freezer. Door out to the rear garden, door into;

Dining Room

10'4" max x 9'6" max (3.17m max x 2.92m max)

Landing

Door to storage cupboard, doors off to;

Bedroom One

12'5" max x 10'5" (not into recess)
(3.79m max x 3.20m (not into recess))

Bedroom Two

10'1" max x 8'10" max (3.08m max x 2.70m max)

This room incorporates the stairwell and stair boxing. Door then leads through to;

Dressing Room/Nursery

9'1" max x 8'9" max (2.79m max x 2.69m max)

A versatile room which could be utilised as a Nursery/Dressing Room or home office.

Bathroom

5'10" max x 5'6" max (1.80m max x 1.70m max)

Separate WC

Rear Garden

A paved area, lawn to the side, fencing and rear gate access.



GROUND FLOOR 39.35 sq. m.
(423.58 sq. ft.)

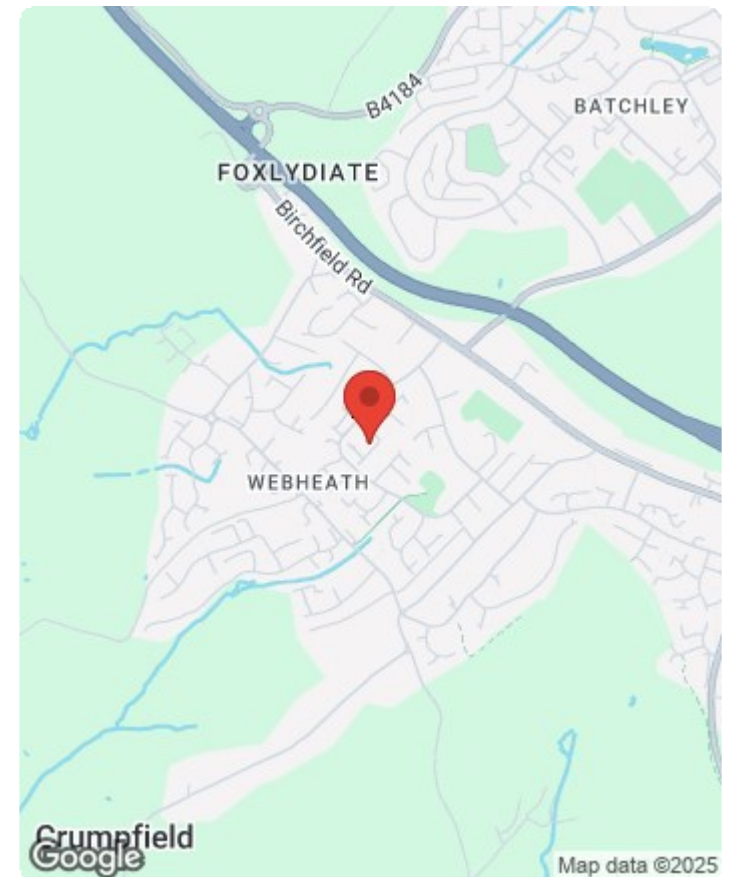


1ST FLOOR 37.08 sq. m.
(399.16 sq. ft.)



TOTAL FLOOR AREA : 76.43 sq. m. (822.73 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: 01527 584 533 www.vizorestates.com

